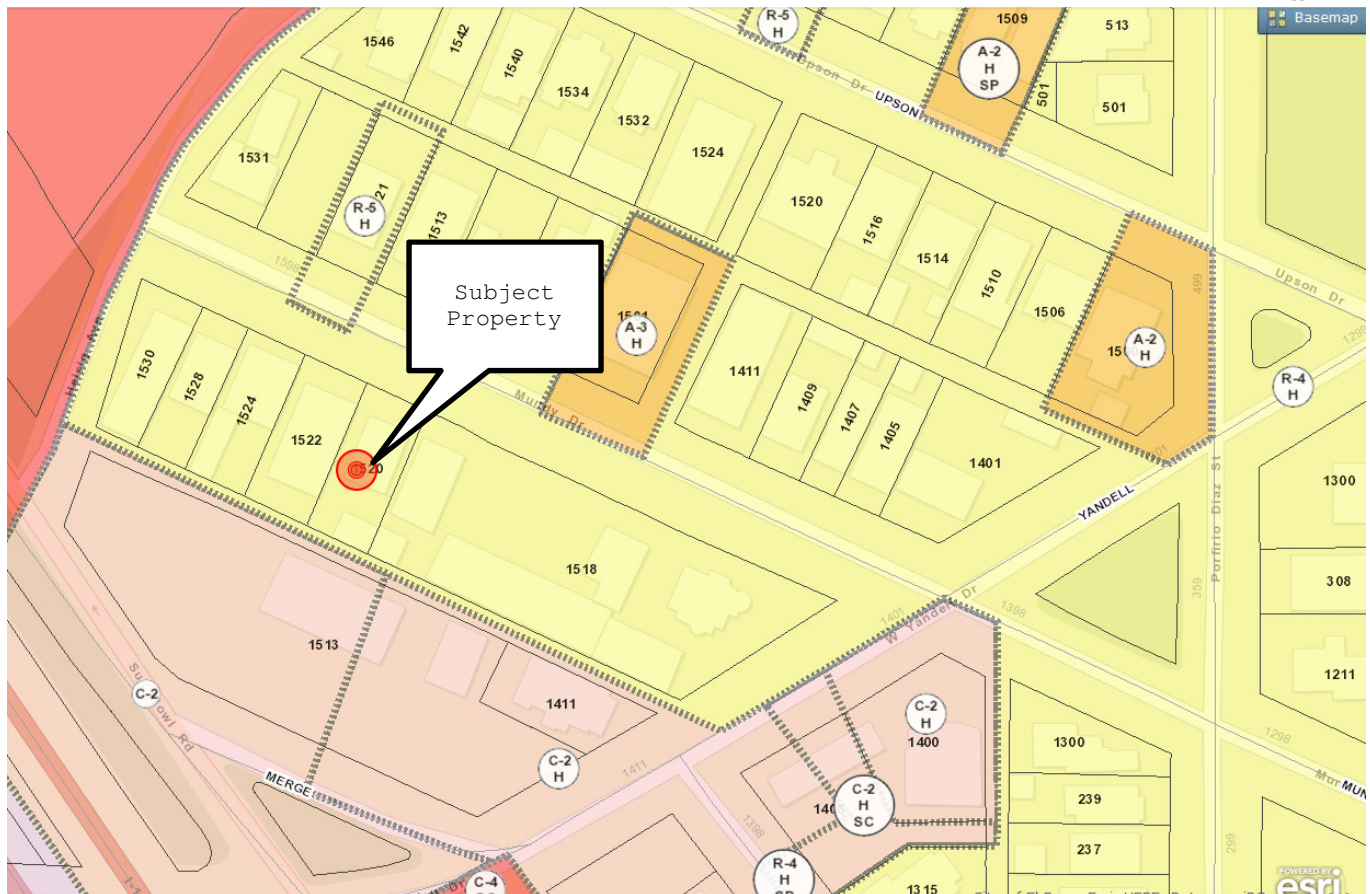




PHAP14-00025

Date: October 6, 2014
Application Type: Certificate of Appropriateness
Property Owner: Selene Carbajal
Representative: City of El Paso, Department of Community Development
Legal Description: Being 12 Mundy Heights 12 & 13 (6000 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1520 Mundy Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1914
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of the windows on the rear addition and infilling the masonry openings with concrete and stucco
Application Filed: 9/22/2014
45 Day Expiration: 11/6/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of the windows on the rear addition and infilling the masonry openings with concrete and stucco

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

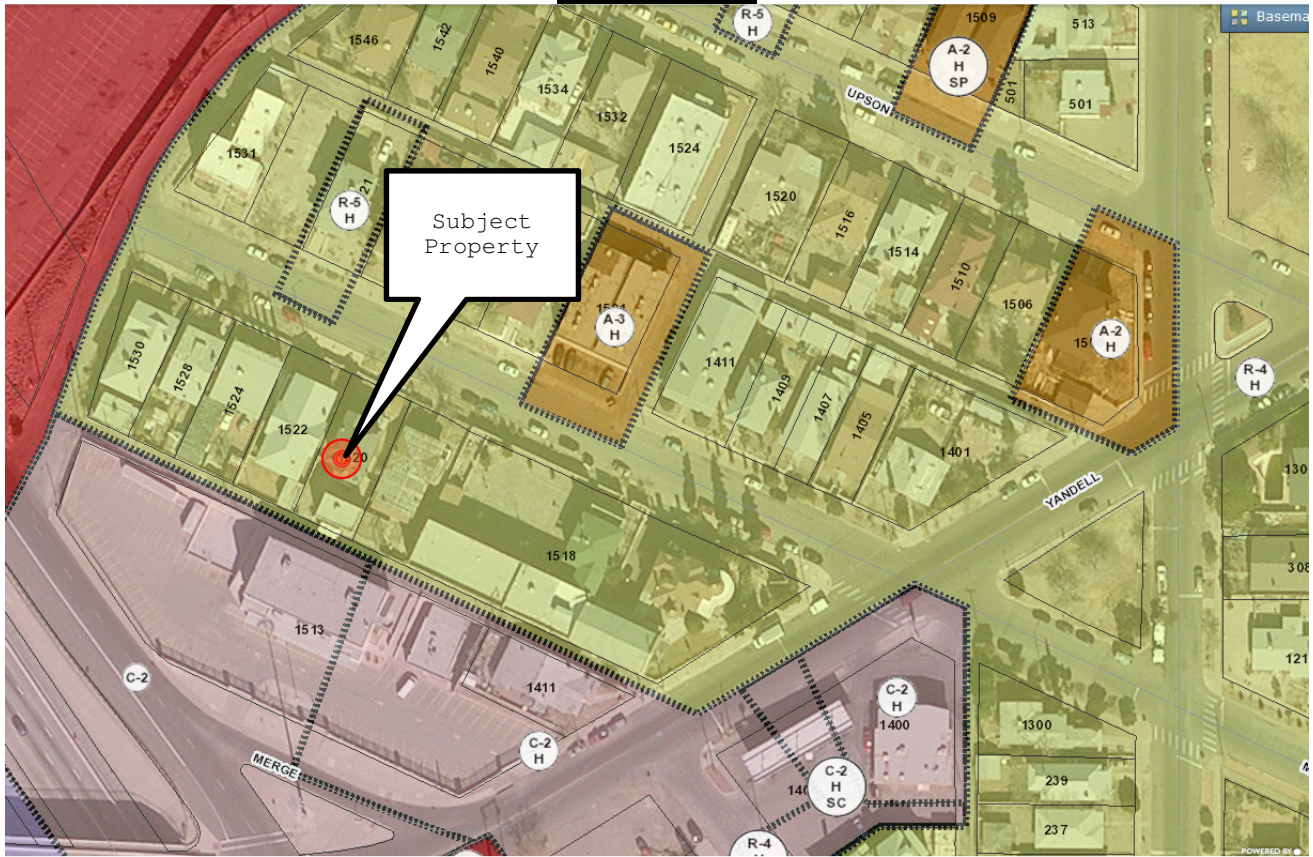
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

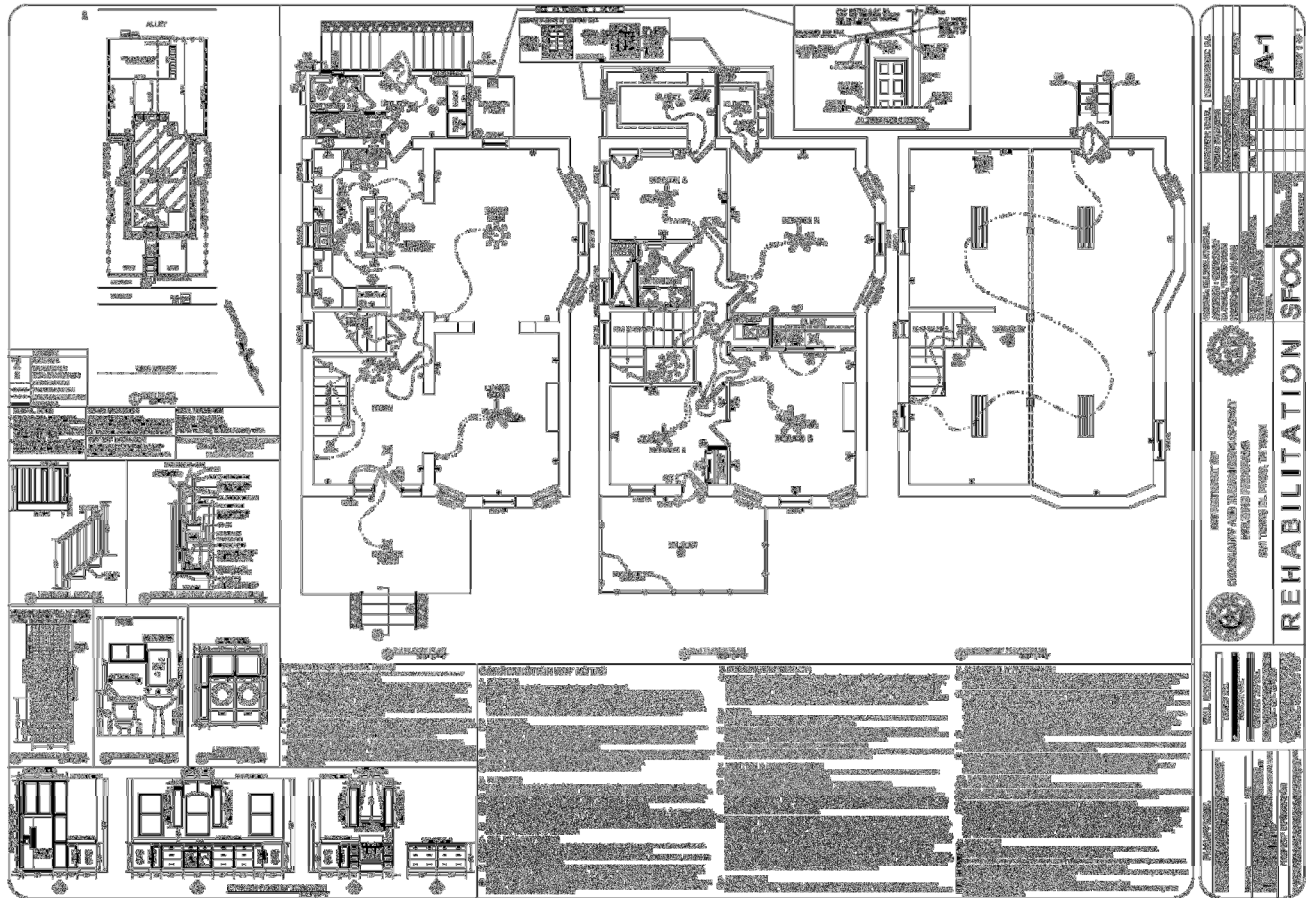
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modification is that the window openings be filled in but not covered with stucco so that the fenestration pattern remains visible.

AERIAL MAP

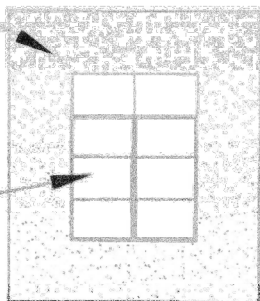


PLANS AND ELEVATIONS

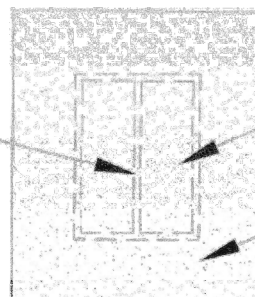


EXISTING PLASTER AT EXTERIOR WALL

REMOVE
EXISTING
CASEMENT
WINDOW



INSTALL 2x4
FRAMING WITH
R-13 BATT
INSULATION



GYP. BOARD
AT INTERIOR,
DUROCK AT
EXTERIOR,
PATCH &
TEXTURE
TO MATCH
EXISTING

WINDOW DETAIL

N. I. S.